



**Edward Road
Haywards Heath, RH16 4QJ**

**Asking Price Of
£425,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

Located just a short walk to a Sainsbury's Local, the Princess Royal Hospital and within easy reach of the town centre with its wide range of shops, Victoria Park with its tennis courts and The Broadway offering an array of restaurants.

Haywards Heath mainline station is close at hand providing a fast and frequent service to central London and Brighton & Hove.

There are several well regarded schools in the locality catering for all age groups and the town also has a modern leisure complex, a Waitrose and Sainsbury's superstore.

The South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

PROPERTY

Tenure: Freehold

A beautiful, greatly improved 1930's semi-detached with a large rear garden set within a short walk of the hospital, several schools and 1.3 miles from railway station.

The present owners have been in residence for around 18 years and more recently have carried out several improvements and now present their property in immaculate and neutral order throughout.

The accommodation on the ground floor comprises an entrance hall, a large family bathroom with walk in shower, a generous lounge/dining room with the benefit of a working log burner and a separate fitted kitchen. On the first floor there are three good size bedrooms with access to the fully boarded loft via the primary bedroom.

OUTSIDE

To the front is a double width driveway. The generous rear garden boasts a patio area, large lawn and the wood built garden room that was constructed around 5 years ago.





Buses

3 minute walk



Shops

Sainsbury's Local
5 minute walk



Trains

Haywards Heath
1.5 miles



Airport

Gatwick
14.4 miles



Roads

A23
6.5 miles



Sport & Leisure

Dolphin leisure centre
1.6 miles



Rental Income

£ 1,700pcm



Schools

St Joseph's Catholic Primary
St Wilfrid's CofE Primary
Bolnore Village Primary
Oathall Community College



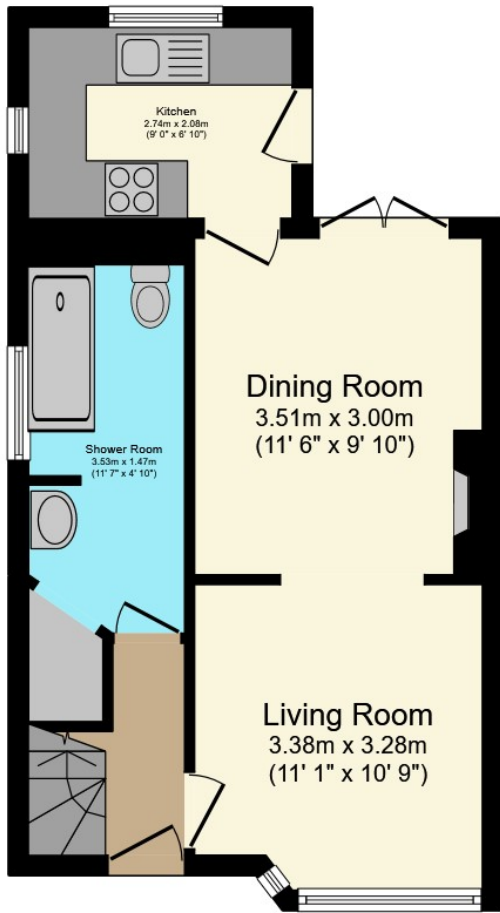
Broadband

Up to 10,000 Mbps

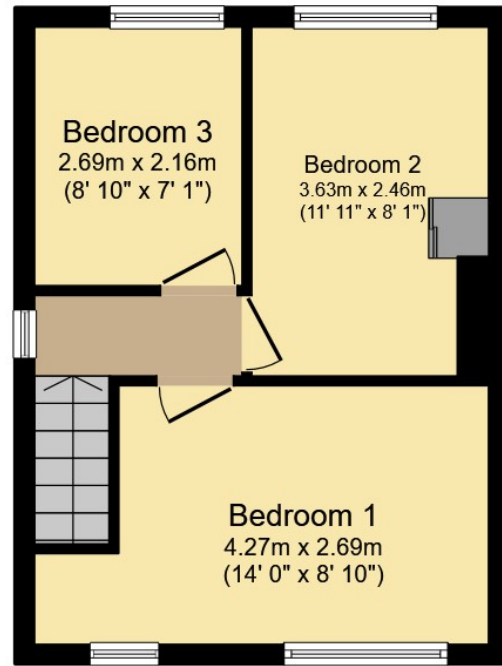


Council Tax

Band D

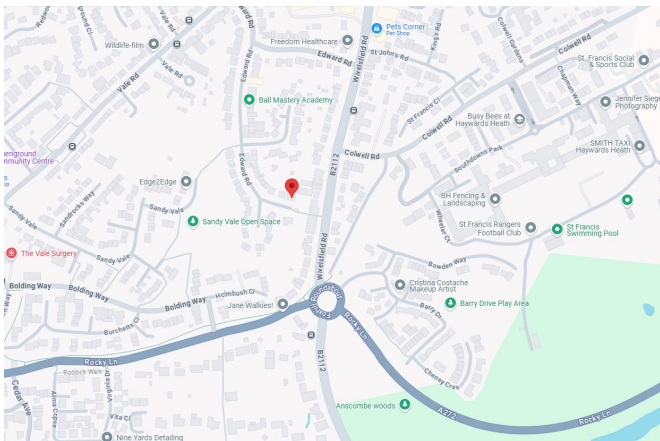


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
726 sq.ft. / 67.5 m2

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447
 hhsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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